

LOCAL COASTAL PROGRAM

The following is a detailed description of the coastal issues affecting the Peninsula with a brief summary of the recommendations contained within this land use plan:

A. PUBLIC ACCESS

1. Issue: The Sunset Cliffs shoreline area is parkland and will remain free of development. The area should be studied for better parking and access. Improvement/development plans for Sunset Cliffs Park and Ladera Street Park need study.

Recommendation: In order to improve access throughout the Sunset Cliffs, the park and recreation, parking and public access components of the plan recommend that access be provided, if consistent with public safety concerns, to the shoreline in the area of "No Surf Beach" and the southern portion of the Sunset Cliffs Shoreline Park. The Plan recommends that the Sunset Cliffs Shoreline Park be developed in a manner compatible with resource protection and aesthetic concerns, similar to Torrey Pines State Park. Also, the Geologic Hazards and Environmental Impact Element proposes the establishment of a comprehensive shoreline protection project.

2. Issue: The bay shoreline area is impacted by parking and traffic circulation problems. Access to the water at street ends should be increased. Increased physical access is desirable, encouraged and should be implemented as soon as possible in those areas where it can be easily accomplished consistent with Section 30212. However, any increase in physical access must also be accompanied by study of the traffic and circulation situations that would serve or be affected by increased physical access. As the Port District will be encouraging uses which provide public access on their adjacent lands (per Chapter 3), the City should assess the impacts of those land uses on the City's support facilities and systems.

Recommendation: Under the public access component, the plan recommends that access (physical and visual) to the bayside beaches, generally south of Talbot Street, be encouraged through coordinated efforts with the Port District. Under the Circulation and Parking Elements, relating to public access are primarily discussed in the Public Access and Visual Resource elements of the Plan.

The Sunset Cliffs and La Playa areas are encouraged for increased physical access, while visual access is suggested from most major public roadways and within the Point Loma Naval complex. It is recognized that in cases where physical access is not considered desirable, either due to safety or security concerns, an attempt should be made to provide visual access wherever feasible. The Plan specifically notes that the Point Loma Naval complex is an area where such concerns may restrict physical access proposals.

B. RECREATION AND VISITOR SERVING FACILITIES

1. Issue: Future needs for expansion of visitor-commercial development should be re-evaluated. The expansion of any commercial activities should be accompanied by adequate support facilities. Preference should be given to visitor-serving and recreational development as opposed to general commercial activity.

Recommendation: The **Commercial Element** of the Plan recommends that Roseville/Shelter Island be maintained as the commercial and visitor-serving focus of the Peninsula. In addition, the Plan suggests establishing separate zones which distinguish between community and recreation-commercial uses to ensure that adequate area is available for each use, with sufficient facilities to serve them.

2. Issue: Public safety is an issue in the Sunset Cliffs area due to geologic instability.

Recommendation: The Geologic Hazards and Environmental Impact, Public Access and Park and Recreation Elements of the Plan acknowledge the hazardous conditions present in the Sunset Cliffs. It is proposed that the Plan suggests traffic engineering techniques and parking consolidation in order to improve circulation problems in this area. Importantly, the commercial component of the plan recognizes that the Roseville/Shelter Island area will remain as the community and recreational commercial focus of the Peninsula.

3. Issue: Federal land uses are heavy traffic generators and have a considerable impact on the community.

Recommendation: The Industrial Element of the plan reviews impacts of Naval uses and operations in terms of their effect on public access throughout the Peninsula. Recommendations for increased coordination with the federal government regarding visual access and mitigation of traffic impacts are included in this section, and also under the Public and Para-Transit, Public Access and Visual Resources Elements.

4. Issue: Planning should be done to coordinate a Bicycle Circulation Element with the Port District's plans.

Recommendation: A bicycle network is recognized as an important element of the plan. Under Bicycle Circulation, the plan recommends an improved bikeway system serving all major destination points of the community, including improved coordination with the Port District and federal government.

5. Issue: One of the requirements of Section 30500 of the Coastal Act is the preparation of a specific public access component as part of the LCP. This public access component may be a separate plan element or may be comprised of various plan components, coordinated with an accompanying text. The public access component shall set forth, in detail, the kinds and intensity of uses, the reservation of public service capacities and specific geographic areas proposed for direct physical access. In this public access component, the City can assess the impacts of Port District and federal land uses and study increased physical access, especially on federal lands.

Recommendation: Throughout the plan, the uniqueness of the Peninsula community in terms of its recreational and natural resources are considered, with substantial discussion devoted to improving both physical, and visual access to such resources. It is recommended that a comprehensive shoreline protection program, extending from the San Diego River Channel to the tip of Point Loma, be examined in conjunction with increased access in this area. Improvements to the Sunset Cliffs Shoreline Park are recommended in order to minimize human impacts in this sensitive and vital resource area.

C. HOUSING

1. Issue: There are no site specific proposals for providing low- and moderate-cost housing in the community plan, although preservation of the existing housing stock is recommended. Use of various city, state, and federal programs which provide bonuses or subsidies for low- and moderate- income and elderly housing is encouraged.

Recommendation: The **Residential Element** of the Plan recommends areas of the Peninsula, within the coastal zone where affordable housing should be encouraged through appropriate incentives. In addition, both existing and proposed City-initiated housing projects for low- and moderate-income families are detailed.

2. Issue: Some moderate cost visitor and recreational facilities do exist. Lodging facilities located in Roseville offer accommodations in all price ranges. Policy assurances and methods of encouraging and preserving this wide range of lower cost facilities will be required in the Land Use Plan.

Recommendation: The commercial component recommends the provision and maintenance of lodging facilities for all income levels in the Roseville/Shelter Island area. The Plan states that incentives should be developed which would preserve low- and moderate-income lodging facilities, while City-owned properties are suggested as possible locations for moderate cost visitor accommodations such as hostels and campgrounds.

D. WATER AND MARINE RESOURCES

1. Issue: The marine resources of the Sunset Cliffs area include kelp beds and both fish and shellfish species. The Point Loma tidepools should be preserved.

Recommendation: Under the Resource Conservation Element, the plan recognizes the importance of the tidepools and kelp beds along Sunset Cliffs as important resources of the Peninsula. As such, the Plan recommends that efforts be taken to protect and preserve them. In addition, limited access, in the form of educational tours, is encouraged to be maintained to the tidepools through coordinated efforts with the National Park Service.

2. Issue: A decision should be made regarding the technique to be used to control erosion in the Sunset Cliffs area.

Recommendation: The Geologic Hazards and Environmental Impact Element discusses a comprehensive erosion control program in conjunction with increased public access and resource conservation for the length of the Sunset Cliffs.

E. DIKING, DREDGING, FILLING AND SHORELINE STRUCTURES

1. Issue: Dredging of the San Diego Bay should be addressed. Dredging projects include new mooring areas and sewer trenches to the Point Loma Treatment Plan. The turning basins and mooring areas are controlled by the Port District and U.S. Navy. Coordination with these agencies is necessary. A more precise statement of the issue would be that beach erosion, dredging, and shoreline structures have multiple impacts and that these impacts must be studied and effective solutions implemented. For example, the effects of dredging could be determined through coordination with the Port District with dredging spoils used for beach replenishment in adjacent areas or elsewhere. A statement regarding City policy on the issues of policy group should be included in the Land Use Plan.

Recommendation: The Plan recognizes the importance and sensitive nature of San Diego Bay. In response, the Industrial and Geologic Hazards and Environmental Impact Elements recommend coordinative efforts between the City, Port District and federal government to ensure that impacts from dredging or public utility projects do not adversely affect, but rather enhance the bay environment. In this regard, dredging spoils are considered as a potential sand replenishment supply.

F. COMMERCIAL FISHING AND RECREATIONAL BOATING

1. Issue: Facilities outside of Port Tidelands which serve the commercial fishing fleet and the recreational boating facilities, including all private clubs and public marinas, should be reviewed. Docking facilities should not be allowed to expand beyond the pierhead line. Public launching facilities should be increased to serve the expanding boating fleet. Additional parking should be provided to serve new commercial development.

Recommendation: The Industrial, Park and Recreation and Public Access Elements of the plan consider the limited area available in the Peninsula for public and private use of the marine resources. Therefore, it is recommended that, in coordination with the Port District, only coastal dependent industrial uses be encouraged and private clubs be reviewed in terms of their effect on public access. In addition, public access (physical and/or visual) is recommended to be included in any expansion or redevelopment of industrial or private recreational facilities. Also, water-oriented programs and facilities are to be coordinated with the Port District. Finally, the Commercial and Parking Elements discuss the need to provide consolidated parking facilities in order to meet parking demand.

G. ENVIRONMENTALLY SENSITIVE HABITAT AREAS

1. Issue: Land development and erosion control in the vicinity of the Point Loma Tidepools and the Famosa Slough should be carefully monitored to protect these resources.

Recommendation: The resource conservation component proposes that the Famosa Slough be designated for open space, dedicated as a park, and restored as a wetland

habitat. In the event that this privately owned resource is not purchased by an agency for protection as a sensitive resource, limited development may be permitted in certain areas if the remainder of the slough is dedicated as a wetland park and specific developmental guidelines followed. The Point Loma Tidepools are also recognized as a sensitive resource and are to be protected in coordination with the National Park Service.

H. AGRICULTURE

No issues identified.

I. HAZARD AREAS

1. Issue: Erosion control and cliff stabilization is a problem in the Sunset Cliffs area. A resolution of this problem is necessary. The City and Army Corps of Engineers have developed several alternative proposals for erosion control in this area. An alternative that is consistent with the policies of the Coastal Act must be selected and implemented. The questions of consistency would include Chapter 3 requirements regarding circumstances under which new shoreline structures are allowable, an evaluation of alternatives, scenic and visual impacts and all possible environmental effects.

Recommendation: In addition to recommending a comprehensive erosion control/cliff stabilization program, the Geologic Hazards and Environmental Impact Element proposes a public education program which details the proper use and potential hazards of the Sunset Cliffs.

2. Issue: Earthquake and liquefaction hazards should be reviewed.

Recommendation: Also under Geologic Hazards and Environmental Impacts, the plan delineates potentially geologically hazardous areas and recommends that development in these areas be carefully reviewed in terms of risk to life and property.

J. FORESTRY AND SOIL RESOURCES

No issues identified.

K. LOCATING AND PLANNING NEW DEVELOPMENT

1. Issue: A minor increase in density is expected to occur especially within the R-1,000 zoned areas. This may increase accessibility to the coast for a greater number of residents. However, traffic congestion is a major problem, and even a minor increase in density will impact traffic levels. Existing and proposed zoning should be examined to determine if rezonings are desirable to decrease traffic and congestion. A City study assessing impacts of existing and future development should be prepared, including mitigation measures necessary to assure adequate access.

Recommendation: The residential component of the plan designates key areas of the Peninsula capable of accommodating increased development without significant impacts to adjacent land uses or traffic movement. These areas are generally characterized by good access to public transportation and also to both recreational and commercial services.

2. Issue: Improved transit service will be necessary to reduce congestion. The use of shuttle busses should be explored.

Recommendation: The **Transportation Element** of the Plan suggests increasing the availability and use of transportation modes other than the automobile. The Plan stresses that improvements in public transportation service should be considered in all new development and street improvement plans. A priority is the establishment of an east-west bus service which connects the residential, commercial and recreational areas of the Peninsula planning area. Disincentives to the use of the auto, such as increased parking fees and shorter parking meter time limits, are to be explored. Also, a shuttle system serving the Naval operations and the Roseville/Shelter Island area is suggested in order to reduce congestion.

L. VISUAL RESOURCES AND SPECIAL COMMUNITIES

1. Issue: Future development in the area should not detract from the special characteristics of the community. Residential development should be compatible with existing housing styles and price ranges.

Recommendation: The Plan's community character component discusses the factors which make the Peninsula community unique to the San Diego region. The Plan proposes guidelines for new development which are designed to protect significant natural and man-made (heritage) resources of the community. Also stressed is the need to ensure that new development is consistent with regard to overall design to adjacent properties.

2. Issue: The Peninsula plan proposes the removal of overhead power lines, billboards, and other visual clutter. Planting of vegetation and landscaping along streets lacking these amenities is also recommended. The Land Use Plan should propose zoning changes and an effective abatement program. Effective measures (including controls on building and vegetation) must be taken to ensure the preservation of lines of sight to the bay and ocean.

Recommendation: The Plan contains a visual resources component which addresses, in detail, proposals to enhance aesthetics of the community. Specifically, sign standards are recommended for all of the commercial areas in order to reduce the visual clutter present in these locations. The Plan recommends that billboards be eliminated and utilities, wherever feasible, be undergrounded. In conjunction with the public access component, the visual resources component also identifies significant vistas throughout the community and encourages their preservation.

M. PUBLIC WORKS

1. Issue: The local street system is congested in several areas during peak periods. Street widenings and parking removal will be required. Public works projects to be considered should include the designation of the scenic route to the tip of Point Loma.

Recommendation: Circulation throughout the Peninsula is often impacted by peak traffic flows. The **Circulation Element** proposes a number of improvements to major and other heavily utilized streets in order to reduce traffic congestion. Importantly, the Plan states that circulation improvements must consider effects on the natural environment, adjacent neighborhoods and increased use of public transportation.

2. Issue: Increased visitor-oriented parking should be provided at the entrance to Shelter Island. An appropriate balance between visitor-oriented parking and visitor-serving commercial use should be determined so that adequate parking is provided for existing and new development.

Recommendation: The Plan contains a parking section which examines parking facilities throughout the Peninsula. In addition to suggesting the maintenance of existing parking facilities, the Plan proposes consolidated parking facilities throughout the Roseville/Shelter Island district in order to more efficiently accommodate parking demand. Specific parking ratios are also outlined.

3. Issue: The coastal resource impacts of the Metropolitan Sewage Treatment Facility and any expansion thereof should be evaluated.

Recommendation: Under the **Industrial Element**, the Plan discusses the existing Metropolitan Sewage Treatment Facility. In the event of expansion or modification to this facility, the plan states that environmental impacts to the surrounding natural and man-made environment must be considered. This concern is also expressed under Geologic Hazards and Environmental Impacts.

N. INDUSTRIAL AND ENERGY FACILITIES

1. Issue: The industrial make-up of the Naval activities at the Naval Oceans Systems Center and the Submarine Support Facility (Submarine Pier) should be closely examined. The expansion of marine activities at the expense of local residents and visitors should be closely examined. The coastal dependency of all uses should be explored.

Recommendation: The plan's Industrial Element realizes the importance of the Peninsula to the Navy in terms of their current operations. However, in order to prevent undesirable impacts between the military and civilian uses, increased coordination of planning effort is encouraged between the federal government and both the City and community groups. The Plan also suggests that noncoastal dependent military uses should not be located within the Peninsula planning area.